

APPEAL PETITION

YORK COUNTY

EDGEHILL, SECTION 4, Development Plan

References:

- (a) York County Letter, Subject: Edgehill, Section 4, Development Plan, dated January 24, 2003

Attachments:

- (1) Residents In Opposition To The Edgehill, Section 4, Development Plan
- (2) Residents In Opposition To The Edgehill, Section 4, Development Plan

I. Basis of Appeal

- Pursuant to Section 20.5-92 (c)(6) of the Subdivision Ordinance and in response to Reference (a), this appeal is being submitted to the York County Administration, Planning Division (attn: H. Swanson Grizzard, Senior Planner).
- In support of this appeal the residents of both Falcon Crest (Attachment 1) and Edgehill (Attachment 2) have collected 64 signatures opposing the extension of Edgehill Lane to intersect Runaway Lane.
- This appeal is NOT attempting to restrict the development of the subject property, but rather limit the access to the proposed eight (8) single-family lot development to a single access vice creating a thoroughfare.

II. Facts

- The subject proposal, as understood by the residents of Falcon Crest and Edgehill, intends on connecting Edgehill Lane to Runaway Lane.
- Runaway Lane is the sole street in the Falcon Crest community containing 23 homes / parcels. The width of Runway Lane is 38 feet.
- The Falcon Crest Community has a homeowners' association and maintains aggregate curbs and driveway.
- Edgehill Lane terminates east of Nelson District Road, is an asphalt surface 21 feet wide in this section with open ditches, and has 12 single-family residences that have driveways that terminate on the lane.
- The Edgehill Lane extension as currently proposed would impact two wetland areas located directly north of the current end of Edgehill Lane. They are in the proposed lot 7 and adjacent to the proposed lot 1.

III. Arguments

- Increased Traffic Flow: The traffic analysis referred to in Reference (a) is out of date (submitted September 1996), contains significant errors and incorrect assumptions that falsely skew that analysis. Local traffic patterns have

changed due to thoroughfare modifications since the analysis was performed. As such, a second traffic analysis is requested.

Creation of Drainage Problems: The Falcon Crest drainage culvert behind lots 101, 103, and 105 has adequately supported the drainage needs of the community however it is at its capacity during heavy rain. Edgehill also has designated drainage areas and has historically had drainage problems. These drainage areas include the two wetlands that will be impacted by this development. The impact to these wetlands should be assessed, The county and developer are requested to reassess the drainage implications of the subject proposal on both the Edgehill and Falcon Crest communities.

- Destruction of Wetlands: The subject area contains two wetlands. Given the impact of the ongoing development of the Clairmont Apartments across from Battle Road and south-east of the Edgehill community, the elimination of significant wetland areas north of Edgehill may have significant impact.
- Concern over Housing Standards: The Falcon Crest homeowners association has set standards for development and maintenance of property along Runaway Lane. Community members have concerns as to the quality and development restrictions on the 8 homes associated with the subject proposal. The county is requested to ensure the minimum standard for the new homes are equal to or better than those outlined in the covenants of the Falcon Crest Homeowners Association.
- Creating a thoroughfare: The connection of Edgehill Lane to Runaway Lane will create a thoroughfare for egress from the Edgehill community that will directly impact 35 single family homes between Nelson District Road at the south end to Siege Lane at the North end that have direct access to both sides of the roadway with significantly greater traffic than experienced with Edgehill Lane terminating in a cul-de-sac. This traffic impact was not assessed in the traffic impact analysis submitted in September 1996.
- Cost to the developer: Having a single access to the new homes would be a significant cost reduction for the developer.
- Tax Value of New Homes: Homes on a cul-de-sac lot are more desirable and have higher market value therefore will likely create higher tax revenue. The market value of the existing homes on Edgehill Lane and Runaway Lane may drop due to not being on cul-de-sacs and therefore would adversely impact future property tax revenue.

IV. Conclusions

1. The residents of Falcon Crest and Edgehill are in support of the development of the subject property providing single access to the homes is provided vice the proposed thoroughfare connecting Runaway Lane to Edgehill Lane.
2. The said residents support a reassessment of the subject traffic analysis due to the errors in the September 1996 report and time elapsed since the study was performed.
3. The county is requested to ensure the minimum standard for the new homes are equal to or better than those outlined in the covenants of the Falcon Crest Homeowners Association.

- 4. The Falcon Crest Homeowners Association and Edgehill Homeowners Association hereby request a public hearing be held to ensure the planning commission considers all aspects of the proposal before making their final decision.**

Respectfully,

Residents of Falcon Crest Homeowners Association

Residents of Edgehill Homeowners Association